

# BATCHED BID OPENING CERTIFICATION RECORD

Date Due: 12/20/16

Property Owner: BURRIS and Newtown

Date of Bid Walk: 12/12/16

Property Address: 419 E 19th St + 813 E. 16th St

Date of Scope: 12/12/16 (Addendum)

Case Number: \_\_\_\_\_

PUBLIC BODY ESTIMATE: 19th = 32,784 16th = 31,538 Total: 64,322

## BIDDERS

Contractor:	Attend Pre-Bid?	Bid Returned	Bid Amount
1. <u>Schults Construction</u>	<input checked="" type="checkbox"/>	_____	<u>69,285</u>
2. <u>Montrose Construction</u>	<input checked="" type="checkbox"/>	_____	<u>(59,490)</u> <i>al</i>
3. <u>Matt Stringer</u>	<input checked="" type="checkbox"/>	<u>(Bid w/wrong scope)</u>	<u>Disqualified 1/13/17</u> <i>DA</i>
4. <u>Jasper Environmental</u>	<input checked="" type="checkbox"/>	_____	<u>73,445</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____

This is to certify that bids for the job identified above were publicly opened and read aloud in the Neighborhood & Business Services Office located at 600 E. Trade Street, Charlotte, NC

Bids Opened By: Waleski

Bids Recorded By: \_\_\_\_\_

Witnessed By: \_\_\_\_\_

Date: 12/20/16

Note: Responsive bids are those which fall within a range of 15% above and 15% below the public body cost estimate. As a general rule, the lowest responsive bid is recommended to the property owner for consideration.



## Batched Bid Submission

### Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed to the property's listed below to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Address	Bid walk date	Addendum date	Total
419 E. 19 <sup>th</sup> St.	12/12/2016	12/12/16	31,450
813 E. 16 <sup>th</sup> St.	12/12/2016	12/12/16	28,040
<b>Grand total Bid:</b>			59,490
<b>Written Grand Total Bid:</b>			<i>Fifty nine thousand four hundred ninety</i>

Company shall enter dates below based on their capacity, when they can start and finish the projects above. Project start date shall be no sooner than January 23, 2017.  
(Contractors will be held accountable for these dates.)

<b>Project start date:</b>	<i>Feb 6, 2017</i>
<b>Project Completion Date:</b>	<i>March 31, 2017</i>

<b>Please Print and Sign:</b>	<i>Beau Bosser</i>
<b>Company Name/Firm:</b>	<i>Montrose Construction</i>
<b>Authorized Representative Name:</b>	<i>Beau Bosser</i>
<b>Signature:</b>	<i>Beau Bosser</i>
<b>Date:</b>	<i>12-15-16</i>



## Invitation to Bid

**Documents included in Package:**

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

**Bid Walk & Bid Opening:**

Project Address: <b>419 E. 19<sup>th</sup> St.</b>		<b>SAFE HOME CHARLOTTE</b>	
Call project manager for full address			
<b>Bid Walk: 12/12/2016 at 9:00 am</b>			
<b>Bid Opening: 12/20/2016 at 2:00 pm</b>			
Client Name:		Contact Number:	
Project Manager: John Sutton		Contact Number: 704-361-3881	

**Bid Walk and Bidding Instructions:**

*All bid walks are mandatory.*

*If you are going to be late the policy is the following:*

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at John Sutton (cell # 704-361-3881).

*Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.*

**The Bids will be opened at 600 East Trade St. immediately following the above due date and time.**



**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 419 E. 19th St., to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

**All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:**

*Thirty one thousand four hundred fifty* Dollars (\$ *31,450* )  
*Written total*

Specs Dated: 12/05/2016      Number of Pages: 7

Addenda # 1 Dated: 12/12/2016      Number of Pages: 8

Addenda # 2 Dated:      Number of Pages:

Project start date: *Feb 20 2017*

Project Completion Date: *March 31 2017*

**Please Print and Sign:**

Company Name/Firm: *Montrose Construction*

Authorized Representative Name: *Beau Rossier*

Signature: *Joe J. Hoell*      Date: *12-15-16*



### **Requirements For Bidders**

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

John Sutton  
Rehabilitation Specialist  
City of Charlotte  
Neighborhood and Business Services  
600 E. Trade St.  
Charlotte, NC 29202  
PH: (704) 336-5296  
Fax: (704) 336-3489

# Work Specification

Prepared By:  
**City of Charlotte Neighborhood & Business Services**  
 600 E. Trade Street  
 Charlotte, NC 28202  
 (704) 336-7600

*Addendum*

## Property Details

Address:	419 E 19th Street Charlotte, NC 28206	Owner:	John Burris
Structure Type:	Single Unit	Owner Phone:	(704) 350-0992
Square Feet:	1176	Program(s):	Safe Home FY 2015
Year Built:	1987		
Property Value:			
Tax Parcel:	08107517		
Census Tract:			
Property Zone:	Council District 1		

## Additional Comments

ADDENDUM

## Repairs

### Description

Floor   Room   Exterior

### Permits Required

### GENERAL REQUIREMENTS

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: 500 x 1 = 500

Base	Quantity	Total Cost
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### Dumpster

### GENERAL REQUIREMENTS

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: 500 x 1 = 500

Base	Quantity	Total Cost
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### Portable Toilet

### GENERAL REQUIREMENTS

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: 150 x 1 = 150

Base	Quantity	Total Cost
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1150

# Work Specification

## Exterminate Roaches

### GENERAL REQUIREMENTS

Exterminate for insects. Include a one year warranty. All extermination shall be performed by a licensed contractor. (7.3)

$$\text{Bid Cost: } \frac{600}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$$

## Exterminate Termites

### GENERAL REQUIREMENTS

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner. (07.01)

$$\text{Bid Cost: } \frac{1200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1200}{\text{Total Cost}}$$

## Smoke Detector Hard Wired

### GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

$$\text{Bid Cost: } \frac{125}{\text{Base}} \times \frac{4}{\text{Quantity}} = \frac{500}{\text{Total Cost}}$$

## Carbon Monoxide Detector Hard Wired

### GENERAL REQUIREMENTS

Install a hard wired carbon monoxide detector with battery backup.

$$\text{Bid Cost: } \frac{225}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{225}{\text{Total Cost}}$$

## Attic Insulation Increase to R-38

### GENERAL REQUIREMENTS

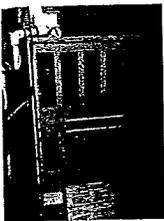
Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

$$\text{Bid Cost: } \frac{1500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1500}{\text{Total Cost}}$$

## Gas Furnace Replacement

### GENERAL REQUIREMENTS

Install a gas fired, forced air furnace with minimum AFUE rating of 90 or higher to existing plenum and gas line with electronic ignition. Include programmable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. Contractor to furnish Manual J calculations. Dispose of old furnace appropriately. (36.1)



$$\text{Bid Cost: } \frac{3500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{3500}{\text{Total Cost}}$$

# Work Specification

## Air Conditioner Replace

### GENERAL REQUIREMENTS

Install new Energy Star Rated 14 SEER or higher air conditioner compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Reinsulate bare areas of refrigerant piping. Properly dispose of existing unit. (36.4)



$$\text{Bid Cost: } \frac{3000 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{3000}{\text{Total Cost}}$$

## Water heater 40 Gallon Gas

### GENERAL REQUIREMENTS

Install 40 gallon, glass lined, high recovery, insulated to R-7 gas water heater with a 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater appropriately.



$$\text{Bid Cost: } \frac{16000 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{16000}{\text{Total Cost}}$$

## Electric Service 200 AMP

### GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration. (35.2)



$$\text{Bid Cost: } \frac{38000 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{38000}{\text{Total Cost}}$$

## Replace Receptacles & Switches with Plates

### GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This includes any new wire required to install GFCI's in kitchen, bathrooms, laundry and exterior. This also includes any wall or ceiling damage repairs.



$$\text{Bid Cost: } \frac{1200 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{1200}{\text{Total Cost}}$$

9600  
6900

# Work Specification

## GENERAL REQUIREMENTS

### Dryer Vent

Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back flow preventer and NO screening. Fasteners shall not protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing. (34.20)



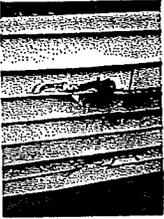
$$\text{Bid Cost: } \frac{275}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{275}{\text{Total Cost}}$$

### Vinyl Siding

EXTERIOR

Exterior

Replace all deteriorated exterior building components. Wrap home with Tyvek vapor/ infiltration barrier. Install vinyl clapboard siding including corners, door and window trim to complete installation. Owner's choice of siding color, exposure, and texture with 50 year warranty. (11.4)



$$\text{Bid Cost: } \frac{4500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{4500}{\text{Total Cost}}$$

### Vinyl Soffit & Aluminum Facia

EXTERIOR

Exterior

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all facia and wood trim with PVC coated aluminum coil stock. (11.4)



$$\text{Bid Cost: } \frac{1500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1500}{\text{Total Cost}}$$

### Soffit Porch Ceiling

EXTERIOR

Exterior

Install solid soffit to porch area. Include all accessories, including breaking coil stock.



$$\text{Bid Cost: } \frac{300}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{300}{\text{Total Cost}}$$

6575  
5225

# Work Specification

## Aluminum Storm Door

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



$$\text{Bid Cost: } \frac{300}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{300}{\text{Total Cost}}$$

## Porch Posts

EXTERIOR

Exterior

Replace porch posts to code.

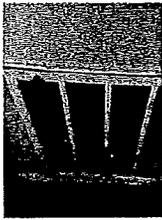


$$\text{Bid Cost: } \frac{250}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

## Replace/Install Return air grill and defusers

GENERAL REQUIREMENTS

Replace all defusers and return air grill.

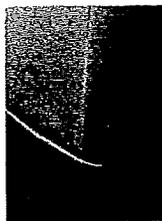


$$\text{Bid Cost: } \frac{175}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{175}{\text{Total Cost}}$$

## Interior Prehung Door

BATHROOM- Master

Install a 1- 3/8" prehung, door including casing both sides and lockset. Match existing style and finish.



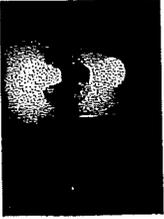
$$\text{Bid Cost: } \frac{190}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{190}{\text{Total Cost}}$$

# Work Specification

BATHROOM- Master

## Light Fixture Replace

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



$$\text{Bid Cost: } \frac{75}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{75}{\text{Total Cost}}$$

BATHROOM- Master

## 17" Height Commode Replace

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



$$\text{Bid Cost: } \frac{275}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{275}{\text{Total Cost}}$$

BATHROOM- Master

## Bath Exhaust Fan Replace

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out. (36.25)



$$\text{Bid Cost: } \frac{285}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{285}{\text{Total Cost}}$$

## Vinyl Window

Dispose of window units and any security bars. Field measure, order and install new Energy-Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in pvc coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.



$$\text{Bid Cost: } \frac{4550}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{4550}{\text{Total Cost}}$$

# Work Specification

## Resilient Flooring

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{1500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1500}{\text{Total Cost}}$$

## Bathub and Shower MIXER W/HEAD AND DRAIN W/

Replace both shower valve stems, trim kits and shower heads. Also replace drain assembly and popups.  
NOT THE TUBS

$$\text{Bid Cost: } \frac{250}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

## Prep & Paint Room Semi Gloss Left Front Bedroom

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)

$$\text{Bid Cost: } \frac{250}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

## Wall Finish Repair Left Front Bedroom

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. ( Also 26.0 - Plaster)

$$\text{Bid Cost: } \frac{75}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{75}{\text{Total Cost}}$$

## Slab Door Interior Left Middle Bedroom

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new hardware. Locking for bedrooms and bathroom, passage for all others. Match existing style and finish.

$$\text{Bid Cost: } \frac{150}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{150}{\text{Total Cost}}$$

## Door Hardware Interior Left Front Bedroom

Replace interior door hardware with finish to match existing house hardware.

$$\text{Bid Cost: } \frac{25}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{25}{\text{Total Cost}}$$

# Work Specification

## Slab Door Interior Left Front Bedroom

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new hardware. Locking for bedrooms and bathroom, passage for all others. Match existing style and finish.

$$\text{Bid Cost: } \frac{150}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{150}{\text{Total Cost}}$$

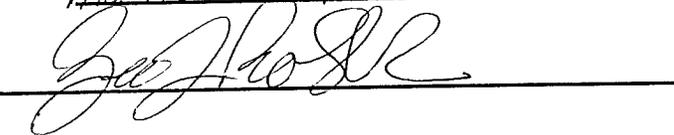
## Grab Bars

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations. (38.1)

$$\text{Bid Cost: } \frac{350}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{350}{\text{Total Cost}}$$

## Certification

Contractor Name: Montrose Construction - Beau Rosser Total Cost: 31,450

Signature:  Date: 12-15-16



**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at : 813 E. 16th St., to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

**All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:**

Twenty eight thousand forty Dollars (\$28,040)  
Written total

Specs Dated: 12/05/2016 Number of Pages: 13

Addenda # 1 Dated: 12/12/2016 Number of Pages: 12

Addenda # 2 Dated: Number of Pages:

Project start date: Feb 16 2017

Project Completion Date: March 10 2017

**Please Print and Sign:**

Company Name/Firm: Montrose Construction

Authorized Representative Name: Beau Rosser

Signature: [Handwritten Signature] Date: 12-15-16



## Invitation to Bid

### Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

### Bid Walk & Bid Opening:

Project Address: <b>813 E. 16<sup>th</sup> St.</b>		<b>SAFE HOME CHARLOTTE</b>
Call project manager for full address		
Bid Walk: <b>12/12/2016 at 10:00 am</b>		
Bid Opening: <b>12/20/2016 at 2:00 pm</b>		
Client Name:	Contact Number:	
Project Manager: John Sutton	Contact Number: 704-361-3881	

### Bid Walk and Bidding Instructions:

*All bid walks are mandatory.*

*If you are going to be late the policy is the following:*

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

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- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
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- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

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John Sutton  
Rehabilitation Specialist  
City of Charlotte  
Neighborhood and Business Services  
600 E. Trade St.  
Charlotte, NC 29202  
PH: (704) 336-5296  
Fax: (704) 336-3489

# Work Specification

Prepared By:  
City of Charlotte Neighborhood & Business Services  
600 E. Trade Street  
Charlotte, NC 28202  
(704) 336-7600

*Addendum*

## Property Details

Address:	813 E 16th Street Charlotte, NC 28205	Owner:	Nerissa Newton
Structure Type:	Single Unit	Owner Phone:	(704) 605-2486
Square Feet:	1054	Program(s):	Safe Home FY 2015
Year Built:	1992		
Property Value:	85800		
Tax Parcel:	08109704		
Census Tract:			
Property Zone:	Council District 1		

## Additional Comments

ADDENDUM

## Repairs

### Description

### Repair Vinyl Soffit & Aluminum Facia

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all facia and wood trim with PVC coated aluminum coil stock. (11.4)

<u>Floor</u>	<u>Room</u>	<u>Exterior</u>
	EXTERIOR	Exterior

Bid Cost:  $\frac{250}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$



# Work Specification

## Prehung Metal Entrance Door

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. this installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.



$$\text{Bid Cost: } \frac{500 \times 2}{\text{Base} \quad \text{Quantity}} = \frac{1000}{\text{Total Cost}}$$

## Aluminum Storm Door

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



$$\text{Bid Cost: } \frac{150 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{150}{\text{Total Cost}}$$

## Light Fixture Exterior

EXTERIOR

Exterior

Replace or install a UL approved, LED light fixture.



$$\text{Bid Cost: } \frac{75 \times 4}{\text{Base} \quad \text{Quantity}} = \frac{300}{\text{Total Cost}}$$

## Exterior Handrails

EXTERIOR

Exterior

Remove existing handrails. Dispose of properly. Re-install handrails to current building code- specified metal or treated lumber. Size & dimensions to code.



$$\text{Bid Cost: } \frac{25 \times 20}{\text{Base} \quad \text{Quantity}} = \frac{500}{\text{Total Cost}}$$

# Work Specification

## Exterior Deck

EXTERIOR

Exterior

Remove and dispose of existing deck. Replace exterior deck with new as per attached link. Include steps and railings.



Bid Cost:  $\frac{600}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$

## Ceiling Fan with Light Kit

KITCHEN

Exterior

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, CFL or LED light fixture with shade and lamps. Include ceiling fan mounting box. (35.10)



Bid Cost:  $\frac{150}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{150}{\text{Total Cost}}$

## Floor System Repair

KITCHEN

Exterior

Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated band joists and insulating floor to code.



Bid Cost:  $\frac{1500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1500}{\text{Total Cost}}$

## Prep & Paint Room Semi Gloss

KITCHEN

Exterior

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)



Bid Cost:  $\frac{250}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$

2500

# Work Specification

## Cabinets Wall

KITCHEN

Exterior

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.



$$\text{Bid Cost: } \frac{1400 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{1400}{\text{Total Cost}}$$

## Cabinets Base

KITCHEN

Exterior

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.



$$\text{Bid Cost: } \frac{1800 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{1800}{\text{Total Cost}}$$

## Counter Tops Replace

KITCHEN

Exterior

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)



$$\text{Bid Cost: } \frac{500 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{500}{\text{Total Cost}}$$

## Double Bowl Sink Complete

KITCHEN

Exterior

Install a 18 gauge 33" x 22" x 9" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings. (34.23)



$$\text{Bid Cost: } \frac{450 \times 1}{\text{Base} \quad \text{Quantity}} = \frac{450}{\text{Total Cost}}$$

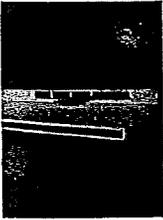
# Work Specification

## Range Hood Exterior Vented

KITCHEN

Exterior

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.



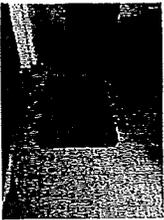
$$\text{Bid Cost: } \frac{400}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{400}{\text{Total Cost}}$$

## Resilient Flooring

KITCHEN

Exterior

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.



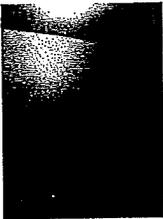
$$\text{Bid Cost: } \frac{1200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1200}{\text{Total Cost}}$$

## Prep & Paint Room Semi Gloss

BATHROOM- Master

Exterior

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)



$$\text{Bid Cost: } \frac{200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{200}{\text{Total Cost}}$$

## Light Fixture Replace

BATHROOM- Master

Exterior

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



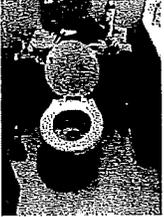
$$\text{Bid Cost: } \frac{75}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{75}{\text{Total Cost}}$$

# Work Specification

## Commode Replace 1.6 GPF

BATHROOM- Master Exterior

Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



$$\text{Bid Cost: } \frac{275}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{275}{\text{Total Cost}}$$

## Vanity/ Counter Top/ Sink/ Mirror Replace Complete

BATHROOM- Master Exterior

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.



$$\text{Bid Cost: } \frac{825}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{825}{\text{Total Cost}}$$

## Bath Exhaust Fan Replace

BATHROOM- Master Exterior

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out. (36.25)



$$\text{Bid Cost: } \frac{285}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{285}{\text{Total Cost}}$$

## Resilient Flooring

BATHROOM- Master Exterior

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{250}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

1635

# Work Specification

## Floor System Repair

BATHROOM - Hall Exterior

Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated band joists and insulating floor to code.

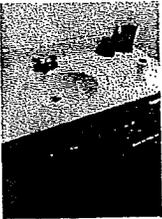


$$\text{Bid Cost: } \frac{1000}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1000}{\text{Total Cost}}$$

## Vanity/ Counter Top/ Sink/ Mirror Replace Complete

BATHROOM - Hall Exterior

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates.



$$\text{Bid Cost: } \frac{825}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{825}{\text{Total Cost}}$$

## Resilient Flooring

BATHROOM - Hall Exterior

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.

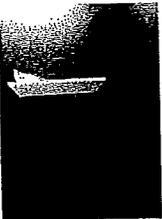


$$\text{Bid Cost: } \frac{390}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{390}{\text{Total Cost}}$$

## Bath Exhaust Fan Replace

BATHROOM - Hall Exterior

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out. (36.25)



$$\text{Bid Cost: } \frac{285}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{285}{\text{Total Cost}}$$

# Work Specification

## Prep & Paint Room Semi Gloss

BATHROOM - Hall Exterior

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)

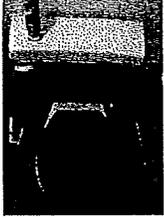


$$\text{Bid Cost: } \frac{200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{200}{\text{Total Cost}}$$

## Commode Replace 1.6 GPF

BATHROOM - Hall Exterior

Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



$$\text{Bid Cost: } \frac{275}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{275}{\text{Total Cost}}$$

## Bathub and Shower Surround 5' Fiberglass

BATHROOM - Hall Exterior

Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Include new single handled tub/ shower diverter valve and drain. (34.29)

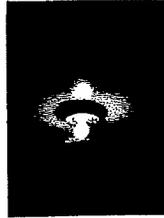


$$\text{Bid Cost: } \frac{1200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1200}{\text{Total Cost}}$$

## Light Fixture Replace

BATHROOM - Hall Exterior

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



$$\text{Bid Cost: } \frac{75}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{75}{\text{Total Cost}}$$

# Work Specification

## Permits Required

GENERAL REQUIREMENTS Exterior

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

$$\text{Bid Cost: } \frac{500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{500}{\text{Total Cost}}$$

## Dumpster

GENERAL REQUIREMENTS Exterior

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

$$\text{Bid Cost: } \frac{500}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{500}{\text{Total Cost}}$$

## Portable Toilet

GENERAL REQUIREMENTS Exterior

Provide temporary toilet facilities from job start until approval of permanent facilities.

$$\text{Bid Cost: } \frac{150}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{150}{\text{Total Cost}}$$

## Exterminate Roaches

GENERAL REQUIREMENTS Exterior

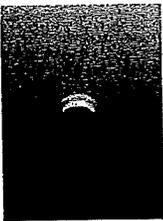
Exterminate for insects. Include a one year warranty. All extermination shall be performed by a licensed contractor. (7.3)

$$\text{Bid Cost: } \frac{600}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$$

## Smoke Detector Hard Wired

GENERAL REQUIREMENTS Exterior

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.



$$\text{Bid Cost: } \frac{125}{\text{Base}} \times \frac{3}{\text{Quantity}} = \frac{375}{\text{Total Cost}}$$

## Attic Insulation Increase to R-38

GENERAL REQUIREMENTS Exterior

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

$$\text{Bid Cost: } \frac{1325}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1325}{\text{Total Cost}}$$

# Work Specification

## Light Fixture Replace

BEDROOM 3

Exterior

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



$$\text{Bid Cost: } \frac{75}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{75}{\text{Total Cost}}$$

## Interior Prehung Door

BEDROOM 3

Exterior

Install a 1- 3/8" prehung, door including casing both sides and lockset. Match existing style and finish.



$$\text{Bid Cost: } \frac{190}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{190}{\text{Total Cost}}$$

## Interior Slab Door

BEDROOM 3

Exterior

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new hardware. Locking for bedrooms and bathroom, passage for all others. Match existing style and finish. (16.8)



$$\text{Bid Cost: } \frac{130}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{130}{\text{Total Cost}}$$

## Prep & Paint Room Flat

HALL

Exterior

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{200}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{200}{\text{Total Cost}}$$

# Work Specification

## Light Fixture Replace

HALL

Exterior

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



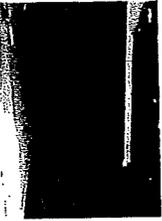
$$\text{Bid Cost: } \frac{75}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{75}{\text{Total Cost}}$$

## Resilient Flooring

HALL

Exterior

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{575}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{575}{\text{Total Cost}}$$

## Light Fixture Replace

DINING ROOM

Exterior

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



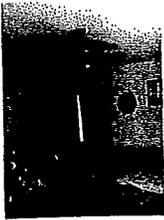
$$\text{Bid Cost: } \frac{75}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{75}{\text{Total Cost}}$$

## Prep & Paint Room Flat

LIVING ROOM

Exterior

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{250}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

# Work Specification

## Resilient Flooring

LIVING ROOM

Exterior

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood 1/4 round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{1460}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1460}{\text{Total Cost}}$$

## Cold Air Return Grill

Replace grill with new capable of containing it's own filter.

$$\text{Bid Cost: } \frac{125}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{125}{\text{Total Cost}}$$

## Vinyl Window

Dispose of window units and any security bars. Field measure, order and install new Energy-Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in pvc coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.

$$\text{Bid Cost: } \frac{4800}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{4800}{\text{Total Cost}}$$

## CLEAN Downspouts & Gutters

Exterior

CLEAN downspouts and gutters.

$$\text{Bid Cost: } \frac{150}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{150}{\text{Total Cost}}$$

## Cold Air Return Grill

Replace grill with new capable of containing it's own filter.

$$\text{Bid Cost: } \frac{125}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{125}{\text{Total Cost}}$$

## Certification

Contractor Name: Montrose Construction - Beau Rosser

Total Cost: \$28,165 ✓  
28,040 ✓

Signature: [Handwritten Signature]

Date: 12-15-16

6535  
7,535